



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 15 OCTOBER 2012
AGENDA ITEM 7a**

BAR Case No. THLP-2012-0094: Change a cedar shake roof to black standing seam metal roof

Reviewer: Kim K. Del Rance, LEED AP
Address: 134 Chesterfield Pl
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Paul Reimers, PR Construction & Development

Site Description: From the 2000 survey: The building is set close to the road on a sloping lot with foundation plantings. It is one of eight buildings in a cul-de-sac development of townhouses.

Context: This townhouse is part of a condominium development built in 1994. Surveyed in 2000 when it was 6 years old it was not considered contributing to the historic district. It is brick with a gabled roof and projecting bays trimmed in wood.

Description of Proposal: Applicant requests to change a cedar shake roof to black standing seam metal.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

OHD Design Guidelines:

CH. V GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: STYLE AND DESIGN

Changes to non-contributing buildings are evaluated according to the context of the building and its location rather than its historical significance and architectural style. Proposed changes should be complementary to the existing building in size, design, material, location and color, yet distinct from the existing building.

CH. V B. ROOFS

Traditional roof materials in Leesburg's OHD include standing-seam metal, slate, wood, asphalt shingles, clay and concrete tiles.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The townhouse is not a contributing structure
- The roofs are visible, but are distant from the right of way.
- Standing seam metal roof in black is a traditional Leesburg roofing material
- There are other townhouses within the same development with standing seam metal roofs
- Changing to a standing seam metal roof is complementary to the existing building's design

Staff recommends approval of TLHP-2012-0094 subject to the plans, photographs and materials submitted as part of this application dated September 18, 2012.

DRAFT MOTION

I move that TLHP-2012-0094 be approved subject to the application submitted by Paul Reimers on September 15, 2012 and subject to the findings and conditions of approval as stated in the October 15, 2012 Staff Report (or as amended by the BAR on October 15, 2012).